



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

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SUPPLEMENTAL ENTITLEMENT DETAIL GENERAL PLAN AMENDMENT/REZONING PROPOSAL

Required Maps: 30 (See instructions) Required Applications: 1 Filing Fee: _____
Receipt # _____ Hearing Date: _____ GPA file # _____ REA File # _____

--To Be Completed By Applicant--

1. Project Name: _____
2. Applicable General/Community Plan: _____
3. Current General Plan Designation: _____
4. Current Zoning: _____
5. Proposed General Plan Designation: _____
Affected Parcel No(s): _____
6. Proposed Zoning: _____
Affected Parcel No(s): _____
7. Basis for Request: _____

Signature of Applicant

Date

BASIS FOR GRANTING ZONING AMENDMENTS

The Placer County Zoning Ordinance states that "zoning amendments" (Rezoning) may be made whenever the "public necessity and convenience and the general welfare requires such an amendment". It is, therefore, suggested that a showing of this kind be made by the applicant when appearing at the public hearing before the Planning Commission and Board of Supervisors.

BASIS FOR GRANTING GENERAL PLAN AMENDMENTS

In approving General Plan Amendments, Placer County typically makes a finding that there have been significant changes in the area covered by the General Plan that were not contemplated at the time of the adoption of that particular General Plan and that the amendment is in the public interest. It is, therefore, suggested that a showing of this kind be made by the applicant when appearing at the public hearing before the Planning Commission.

DATE OF PLANNING COMMISSION'S ACTION: Recommended Approval _____ Denial _____

DATE OF BOARD OF SUPERVISORS' ACTION: Approved _____ Denied _____

INSTRUCTIONS FOR PROCESSING GENERAL PLAN AMENDMENTS AND REZONINGS

1. Determine whether or not a General Plan Amendment and/or Rezoning has to be approved before submitting the Environmental Review documents
2. Submit the Initial Project Application and Environmental Impact Assessment Questionnaire (EIAQ) with the necessary plans and the current filing fee.

The questionnaire will be reviewed and, if it is determined that no significant adverse environmental impact will occur as a result of the project, a Negative Declaration will be prepared by the Planning Department. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Department for more complete information regarding the Environmental Review process.)
3. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the General Plan Amendment and/or Rezoning Supplemental Entitlement Detail (this form).
4. Two copies of this form, 30 copies of the plot plan and the current filing fee must be submitted. The plot plan shall be to scale, contain the following information and be folded to no larger than 8 ½" x 14" in size. At least one of the 30 plot plans shall be 8 ½" x 11".
 1. Boundary lines and dimensions of parcel(s).
 2. The approximate area of a parcel (in square feet or acres).
 3. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way, on or adjacent to the property.
 4. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
 5. North arrow and scale of drawing.
 6. VICINITY MAP which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
 7. Assessor's parcel number(s), section(s), township and range.
 8. Name(s) of property owner(s) and applicant.
 9. Existing and proposed general plan and/or zone district boundaries, both on-site and on surrounding lands.
 10. Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). **NOTE:** A tree survey prepared by an I.S.A. certified arborist might be required. Verify with the Planning Department prior to submittal of this application.
 11. In some cases, two different plot plans may more clearly depict the necessary information.

Once the application, filing fee and maps are received and determined to be adequate, the proposal will be set for hearing before the Planning Commission. Applicants will be notified by mail of the hearing date and time.

The applicant shall post the property with posters furnished by the Planning Department at least 10 days prior to the public hearing (date and time will be available from the Planning Department approximately 20 days prior to the hearing). One of the posters, along with the Affidavit of Posting (signed), must be filed with the Planning Department on or before the hearing date.

GENERAL INFORMATION

A General Plan Amendment or Rezoning may be initiated by the owners of the property to be affected by the proposed amendment.

The Planning Commission typically meets on the second and forth Thursdays of each month. The scheduling of hearings depends on the staff's workload, legal noticing requirements and the Planning Commission's agenda.

In addition to publication of the Notice of Public Hearing in a newspaper of general circulation in the County, the Planning Department shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed General Plan Amendment and/or Rezoning.

PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.